

Fully Fitted Coffee Shop TO LET

- Vacant Premises
- Lease Assignment
- Rent - £15,000 pax
- Premium - £30,000
- 65 m2 / 700 sq. ft
- E Class Use
- Prominent Position
- Good Footfall

*214 Well Street,
Hackney, E9 6QT*





Location:

The property is positioned within the busy & thriving Well Street shopping area that consists of a wide variety of independent retail businesses, bars, restaurants, and community establishments and **Tesco Supermarket** is nearby.

Homerton Station (TFL Overground) is a 7-minute walk.

Description:

Lock up shop with open plan space fully fitted as a coffee shop that is not operational and vacant, with a rear store and WC.

Shop Frontage	4.73 m	15.5 ft
Shop Depth	13.75 m	45.11 ft
Main Area	65.13 m2	700.99 sq. ft
Store	5.7 m2	61.35 sq. ft
WC		

Term:

Assignment of existing 15-year lease from 28th July 2015

Rent:

Payable rent **£15,000 pax**

Premium:

Seeking offers in the region of **£30,000**, for the fixtures, fittings, equipment and benefit of the sought-after lease.

Rent Reviews:

Every 5 Years

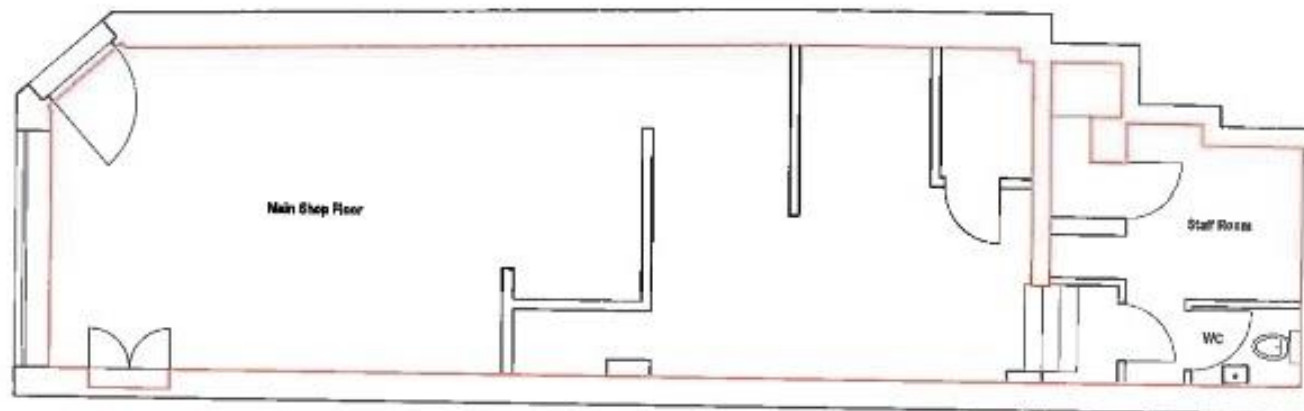
Use:

E Class Use

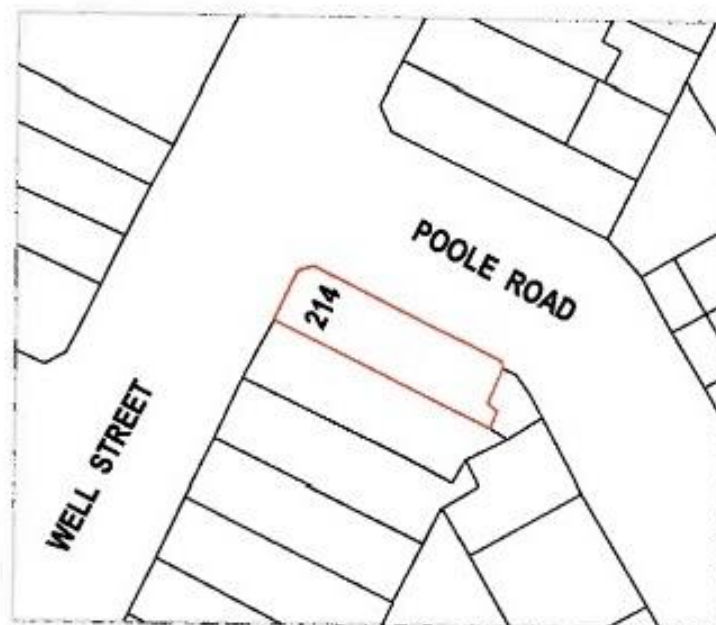
Amenities:

Air-conditioning, Alcohol License, Electric Shutters, Bi Fold Doors, Gas.

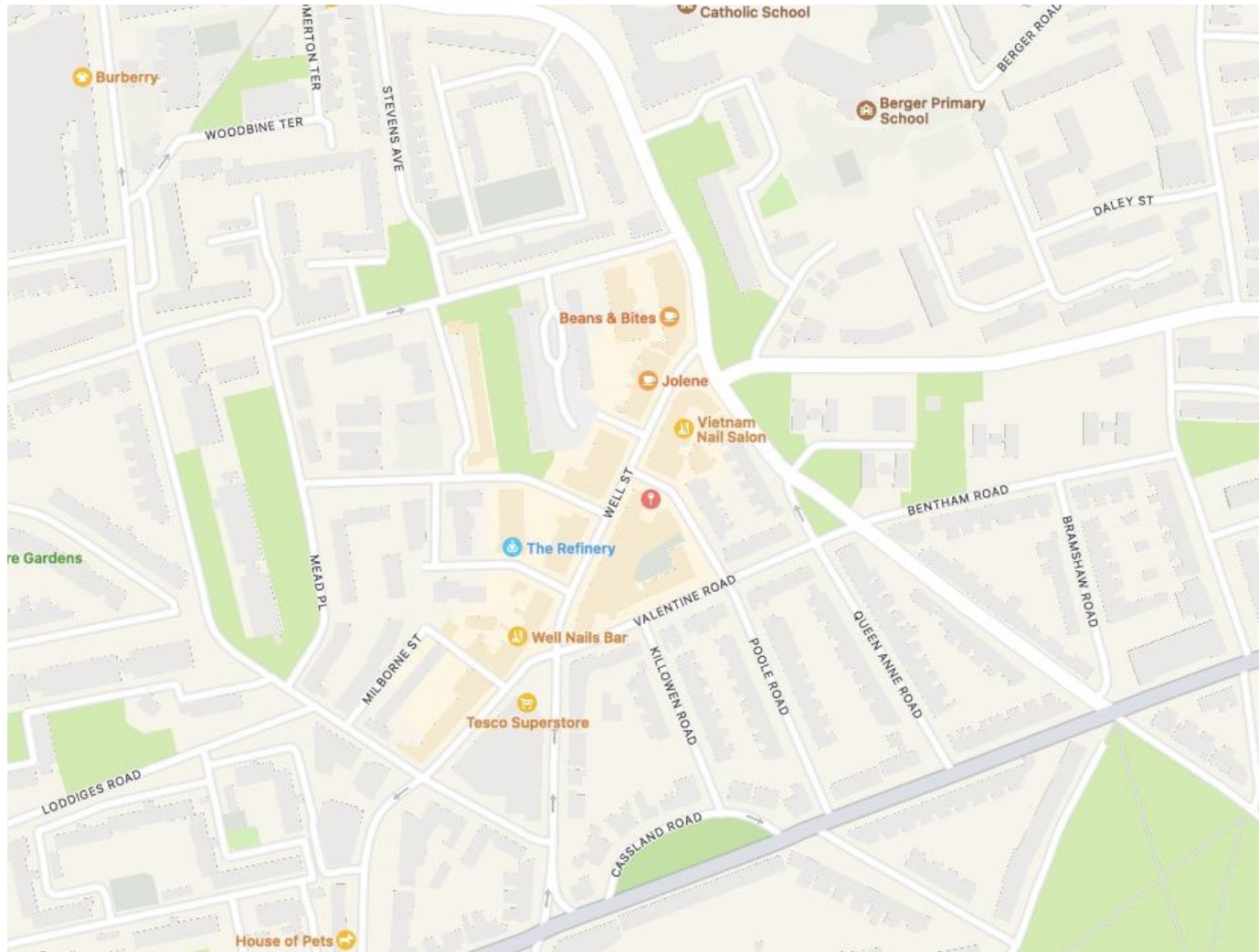




1 PLAN
SCALE 1:100



2 SITE LOCATION PLAN
SCALE 1:500

**Rates (From April 2023)**

Rateable Value	£17,500
UBR	49.9p
Rates payable	£8,732.50 pa

(Interested parties are advised to verify these figures with the London Borough of Hackney)

Legal Costs:

Ingoing tenant to pay the landlord's legal fees of £1500 + VAT and £1250 + VAT towards the managing agents' administrative costs. N.b these are non-negotiable

Viewing strictly by appointment via sole agents

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